

**Community Preservation Act Committee (CPAC)**  
**Meeting Minutes**  
**Thursday, April 1, 2010**

The meeting was called to order at 7:05 pm by Peter Jessop, Chair, in the Community Room at the Amherst Police Station.

**COMMITTEE MEMBERS IN ATTENDANCE:**

Denise Barberet, John Gerber (left at 8:50), Louis Greenbaum, Michael Jacques (arr. 8:38), Peter Jessop, Chair; Ellen Kosmer, Vince O'Connor, Vice Chair; Mary Streeter, Clerk

**COMMITTEE MEMBERS ABSENT:** Stan Ziomek

**STAFF / OTHERS IN ATTENDANCE:**

Sonia Aldrich, Linda Chalfant, Jonathan Tucker, Dave Ziomek, Carol Gray, Pat Holland, Sarah McKee, Stephanie O'Keeffe, Jim Wald, others

**AGENDA**

- Review and vote on recommendations
- Approve minutes
- Adjourn

Peter reviewed the votes we took last time. We discussed funds currently available for appropriation. Mary reminded the committee that we should discuss putting funds in reserve.

Jim Wald gave an overview of the Historic Preservation projects. He said the Historical Commission was persuaded by the Library Trustees that the request for \$75,000 for the first step in HVAC repairs and controls should be recommended. Four HC members were present; the vote was unanimous. Carol Gray said the HVAC study only cost about \$1,200 in CPA funds even though \$10,000 was appropriated. The remaining unused money reverts back to the CPA fund. Mary asked what the \$75,000 would be used for. Carol said new digital controls, boxes and wiring would be replaced in a way that would be compatible with the whole building and whatever energy source is eventually used. The Library is considering going to a more green energy model such as geothermal. There is also a request before the JCPC for \$17,000 in insulation.

Dave Ziomek gave an update on the potential open space projects. He said he is not confident these projects would be ready for this Town Meeting and has decided to pull back on the Poor, Stosz, and Cole projects for now. He thinks these projects might be ready for funding at the Fall Town Meeting. Vince suggested that the simplest, most likely to be accomplished project be put on this Town Meeting warrant, and be dismissed if it is not ready. Dave said the litmus test he always uses is 1) a willing seller, and 2) at an agreed upon price. John said the Conservation Commission does not think there is a rush to do this right now. Vince requested that everything that is not spent at the end of this Town Meeting be made available for appropriation in the fall. After continued discussion it was agreed that other open space projects could wait until the fall. Dave agreed with Vince's request that all viable projects be submitted in the fall. Carol Gray asked about the Kimball house mitigation requirement. The mitigation agreement obligates the Town to set aside 10 acres of land in agricultural preservation restriction (APR) or pay \$100,000 or a combination of money and land in 2011. Dave said staff are working on a package that would include setting aside the Wentworth Farm 5+ acres. The package is progressing well. This would become a town-owned APR that could be leased to farmers. The land that is not tillable would be conservation land. Sonia suggested that money be left in the undesignated fund balance if we want to recommend projects for Fall Town Meeting.

Linda Chalfant said a second appraisal of \$500,000 has been completed on the Hawthorne property. The previous appraisal was for \$415,000. The new figure would help the negotiations with the owner be more successful. It was unclear whether the house, valued at \$225,000, would be sold off and if so, whether the money received for that would come back into the CPA fund. We

need a legal opinion on whether a restriction would have to be put on the house. We could also gift it to Habitat for Humanity and, in return, receive one or two more affordable housing units. Vince said there seems to be universal agreement that buying this property would be in the Town's best interest. He further stated that it might be difficult to get additional money from CPA to develop it for recreation, so a grant should be sought for that purpose. A discussion about the eventual recreational use of the property ensued. Dave said 40% of the land was wetlands. He hopes to present Town Meeting with some preliminary plans for active recreation fields. He said this property is under threat of development into housing. Mary stressed the importance of a public process in determining the use of this property. Ellen said some people would like to see multi-generational use, such as community gardens, cross-country skiing, bocce ball, volleyball, etc. Jonathan Tucker said the most pressing needs that staff have heard about is for an active recreation field. Vince said the streetscape on East Pleasant Street should be maintained and that there should be flexibility in use. He thinks it is important to acquire the land and that the use decision should be left for another time after a public process.

The warrant will be signed on April 5. Peter said he is concerned about including language for affordable housing at this point when Habitat for Humanity has not yet been consulted. Sonia said she must report this project under one category even if it has dual purposes. Vince said Open Space/Recreation would be the appropriate category. Carol suggested that perhaps one or two of the acres could have an APR to help complete the mitigation agreement for the Kimball project. Dave said there is a five-acre minimum for an APR.

**Motion** by Peter, 2<sup>nd</sup> by Vince to recommend **\$500,000** for the purchase of the Hawthorne property for community housing, open space, and recreation purposes, said amount to be raised by taxation, transfer of available funds, borrowing, grants, gifts, or some other lawful means.  
**Voted 6 – 0 – 2** (Denise and Ellen abstained)

Motion by Mary, 2<sup>nd</sup> by John to recommend **\$12,000** for North Amherst Library Rehabilitation –  
**Voted 8 – 0**

Motion by Vince, 2<sup>nd</sup> by Louis to recommend **\$75,000** to **replace the controls for the HVAC system for the Special Collections area of Jones Library** – **Voted 8 – 0**

Sonia said there would be \$511,000 left in undesignated fund balance for the Fall Town Meeting. Vince suggested the funds be in an account that is available for appropriation in the fall. Jonathan said this money is free to be used until the tax rate is set in the late fall. After that the money would actually have to be collected before it can be used. Peter said if there are no projects in the fall we should put a large amount of the money in reserves. He said at our next meeting, we will choose movers and speakers for Town Meeting and approve the draft of the Report to Town Meeting.

## **MINUTES**

**Motion** by Mike, 2<sup>nd</sup> by Peter to approve the minutes of **2/4/10** and **2/18/2010**. **VOTED 7-0**

## **ADJOURNMENT**

A motion was made by Vince, 2<sup>nd</sup> by Mike to adjourn at 8:57 pm. Voted unanimously.

## **NEXT MEETINGS**

Our next meeting will be on April 15, 2010 at 7:00 pm in Town Room at Town Hall.

## **DOCUMENTS DISTRIBUTED**

- Agenda
- Spreadsheet "CPA FY2011 Proposals to be considered", 4/1/10, 1 page
- Draft Warrant Article 17A, B, C Community Preservation Act, 2 pages
- Minutes of March 18, 2010, 3 pages

Respectfully submitted by Mary Streeter, Clerk

Approved May 5, 2010